

**City of Troy**  
**Approach to Zoning Ordinance Update**  
**June 11, 2003**

**General issues to resolve early in the process:**

- Identify problem areas with existing code not already mentioned. Parking requirements, lot characteristics, design standards, nonconforming uses/special permits, home occupations, adult uses, telecommunications, definitions have already been mentioned ...are there others?
- Identify proposed roles of boards (Planning Commission, ZBA, Historic Preservation Advisory Committee)... does current system work (previous discussions have suggested that special permit process go to planning commission and that the role of the HP Advisory Committee should be strengthened.)
- Agree to approach for use of special permits.
- Identify approach for layout (use of tables, charts, graphic depictions) and numbering system.

**Monthly Task Outline for River Street Staff**

It is expected that beginning in July the Zoning Committee will begin reviewing draft language and associated materials.

**June**

- Review all planning documents including new Comprehensive Plan documents, Historic District and Landmarks Review Ordinance, Hoosick Street Corridor Study, Congress Street Corridor Study, South Troy Working Waterfront Plan, 112<sup>th</sup> Street Plan (once completed), others.
- Identify commercial corridors where there is likely to be significant redrawing of zone boundaries and district changes.
- Identify new districts and create conceptual map
- Begin drafting residential districts (uses and lot characteristics) and refine locations on conceptual map as appropriate
- Start definitions section based on uses identified – note that new terms will be added to definitions throughout drafting

## **July**

- Finish drafting commercial, industrial, institutional, conservation districts and refine on conceptual map
- Refine conceptual map to create draft Zoning Map
- Draft off-street parking regulations
- Begin drafting sections that pertain to all districts (supplemental regulations):
  - nonconforming uses
  - accessory uses
  - performance standards
  - landscaping, buffering, fencing

## **August**

- Finish drafting sections that pertain to all districts
- Review and make recommendations regarding Historic District and Landmarks Review Ordinance
- Review and Update Subdivision Ordinance
- Draft Sign Regulations
- Draft Telecommunications section

## **September**

- Draft Planned Development District
- Draft overlay districts
- Draft section regarding administration
  - Roles of Boards and code enforcement
  - Special permit process
  - Site Plan Review
  - Appeals process

## **October**

- Draft general provisions
- Draft section regarding enforcement
- Provide full draft for review

Documents needed:

City Code

Do we have the most updated ordinance

Local laws not in ordinance

Subdivision Ordinance